



# City of Seattle Preliminary Assessment Report

April 01, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

<b>AP/Project No.</b>	6211505	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	BLDG	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	CONSTRUCTION AND DEVELOPMENT	<b>Date PASV Completed</b>	03/25/09
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL	<b>Permit Remarks</b>	
<b>Address</b>	1150 Eastlake Ave E		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	MARK SMEDLEY 109 BELL ST SEATTLE WA 98121 (206) 443-0494
<b>King County APN</b>	<a href="#">2163901066</a>		
<b>Permit Status</b>	Initial Information Collected		
<b>Description of Work</b>	New office/laboratory building with six floors above grade & three levels below grade parking. Removal of an existing one-story warehouse structure.	<b>Applicant Email</b>	<a href="mailto:msmedley@stockandassociates.com">msmedley@stockandassociates.com</a>
<b>SDOT Project No</b>		<b>Linked AP/Project Nos.</b>	

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street and Alley Requirements EASTLAKE AVE E

10' clearance from structures: 10-foot horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3, Clearances from Structures and Ground (<http://www.seattle.gov/Light/engstd/>). Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the east side of Eastlake Ave E.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines,

or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the east side of Eastlake Ave E.

Scaled building elevation drawings will be required to determine clearances. Please submit an extra set of plans at DPD intake for review by an SCL engineer.

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines at the northern area of the project along Eastlake Ave E.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain.

## Conservation

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

## Other Requirements

- Please contact the Electric Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. Your Electric Service Representative is: Ian Cooper, 206-615-0610, [ian.cooper@seattle.gov](mailto:ian.cooper@seattle.gov)

## DPD Drainage Requirements

**Contact:** Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

### Existing Public Drainage Infrastructure

Combined sewer main location: Eastlake Ave. E.

Combined sewer main size: 21" Diameter

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Combined sewer.

Projects with 2,000 ft<sup>2</sup> or more of new and replaced impervious surface combined between the right of way and private property shall be required to install and maintain a stormwater flow control facility designed for the 25-year storm event (SMC 22.802.015 C2).

### Sanitary Sewer

The wastewater point of discharge (SMC 21.16.070.B) is located at Combined Sewer.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

### Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep. Temporary Dewatering permit will be required.

The foot drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Combined system.

## DPD Land Use Code Requirements

**Contact:** Lori L Swallow, (206) 684-5627, [Lori.Swallow@Seattle.Gov](mailto:Lori.Swallow@Seattle.Gov)

## Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### EASTLAKE AVE E

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.  
<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

### E NELSON PL

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.  
<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

A vehicular turnaround/cul-de-sac is required when street or alley dead-ends at the property to be developed. See SDOT for early design guidance.

## SDOT Requirements

**Contact:** Yohannes Minas, [yohannes.minas@seattle.gov](mailto:yohannes.minas@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## Permit Requirements

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm) to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

## Street Improvement Requirements

### EASTLAKE AVE E

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

New/replacement driveway: See Right of Way Improvement Manual (ROWIM) sections 4.9.2 and 4.9.3 as well as the City of Seattle Standard Plan 430, 431. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

## E NELSON PL

Tree planting: See Right of Way Improvement Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for approval of species and placement. For residential projects, call (206) 684-TREE; for all other projects, call (206) 684-5693.

New/replacement sidewalk: See Right of Way Improvement Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement turnaround/cul-de-sac: See Right of Way Improvement Manual (ROWIM) section 4.22.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

## SPU Requirements

**Contact:** Susie Larson, [susie.larson@seattle.gov](mailto:susie.larson@seattle.gov)

### Existing Public Infrastructure - Water

Water main location: Eastlake Ave E

Water main size: 12"

Water main pipe material: Cast Iron

Closest fire hydrant location: Midblock on E side of Eastlake Ave E

Closest fire hydrant distance from property line: 35'

### Water Availability

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

### Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

Your project is fronted by a major arterial. An alternate location for pickup of your solid waste is required.

For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.

4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.